Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $93,900.00

Affiant

Subscribed and sworn to before me this 30th day of May, 2003.

Notary Public
My commission expires: 1-29-05

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/04/03 19:11 2pgs
Fees:13.00 Taxes:347.43
20030604-0077215

[redacted] res JAN. 29, 2005

Address of New Owner:	Send Tax Bills to:	Tax Information
Ann I. Nostro	Wells Fargo Home Mortgage	42-8-64
537 Amquiwood	P.O. Box 5137	
Madison TN 37115	Des Moines, IA 50306-5137	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William P. Akers, married and Karen Akers Clements,** married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ann Isabel Nostro, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 20A of the zone lot division of Lots 1 through 10; 15 through 24; and 51 through 60, Heritage Place, of record in Book 5200, Page 628; amended in Book 6250, Page 632, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William P. Akers and Karen Akers Clements by deed from Secretary of Housing and Urban Development of record in Instrument No. 199912220306195, Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The subject property is not the primary residence of the grantors.

This property is improved property known as 537 Amquiwood, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of May, 2003.

William P. Akers

Karen A. Clements

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William P. Akers and Karen Akers Clements, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 30th day of May, 2003.

Notary Public

My Commission expires 6-21-03

